



~~February 18, 2003 CPC~~
March 12, 2003 BS

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

03SN0194

Virginia State University Federal Credit Union

Matoaca Magisterial District
3402 Boisseau Street

REQUEST: Rezoning from Residential (R-7) to Neighborhood Business (C-2) with Conditional Use Planned Development to permit exceptions to Ordinance requirements relative to setbacks and development standards.

PROPOSED LAND USE:

Offices to be utilized by the Virginia State University Federal Credit Union are planned. Specifically, a meeting room for the Credit Union and additional storage space is proposed. Uses permitted are limited to Neighborhood Office (O-1) uses and banks and savings and loan associations with or without drive-in windows. (Condition 1)

PLANNING COMMISSION RECOMMENDATION

RECOMMEND APPROVAL SUBJECT TO THE CONDITIONS ON PAGE 2.

STAFF RECOMMENDATION

Recommend approval for the following reasons:

- A. As conditioned, the proposed rezoning and land use conforms to the Ettrick Village Plan which suggests the request property is appropriate for public/semi-public use, anticipating expansions of Virginia State University.

- B. Existing development standards and proposed conditions further ensure quality development and land use compatibility with existing residential uses to the north and east, and anticipated area development.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER(S) MAY PROFFER OTHER CONDITIONS. THE CONDITIONS NOTED WITH "STAFF/CPC" WERE AGREED UPON BY BOTH STAFF AND THE COMMISSION. CONDITIONS WITH ONLY A "STAFF" ARE RECOMMENDED SOLELY BY STAFF. CONDITIONS WITH ONLY A "CPC" ARE ADDITIONAL CONDITIONS RECOMMENDED BY THE PLANNING COMMISSION.)

CONDITIONS

- (STAFF/CPC) 1. The only uses permitted shall be uses permitted by-right or with restrictions in the Neighborhood Office District (O-1), and banks and savings and loan associations with or without drive-in windows. (P)
- (STAFF/CPC) 2. Except as otherwise stated herein, development shall comply to Ettrick Village Business Core requirements except that the ten (10) foot side setback requirement shall be modified to accommodate the existing building as shown on the "Plat Showing Improvements On No. 3402 & No. 3404 Boisseau Street" prepared by Harvey L. Parks, Inc. dated November 12, 2001. However, any additions to this existing structure or any new structure shall comply with the Ettrick Village Business Core requirements. (P)

(Note: With approval of this request, exceptions shall be granted to allow development to conform to Ettrick Village Business Core requirements.)

GENERAL INFORMATION

Location:

North line of Boisseau Street, west of Second Avenue and better known as 3402 Boisseau Street. Tax ID 796-611-3757 (Sheet 45).

Existing Zoning:

R-7

Size:

0.2 acre

Existing Land Use:

Existing vacant two (2) family dwelling (duplex)

Adjacent Zoning and Land Use:

North – R-7; Single family residential or vacant
South – C-2; Public/Semi-Public (Virginia State University Federal Credit Union)
East – R-7; Single family residential
West – R-7; Single family residential or vacant

UTILITIES

Public Water System:

There is an existing eight (8) inch water line extending along the southeast side of Boisseau Street, adjacent to this site. Use of the public water system is required by County Code.

Public Wastewater System:

There is an existing eight (8) inch wastewater collector extending along the northwest side of Boisseau Street, adjacent to this site. Use of the public wastewater system is required by County Code.

ENVIRONMENTAL

Drainage and Erosion:

The property drains through the existing storm sewers to the Appomattox River. There are currently no on- or off-site drainage or erosion problems and none are anticipated with this development.

PUBLIC FACILITIES

Fire Service:

The Ettrick Fire Station, Company Number 12, and Ettrick-Matoaca Volunteer Rescue Squad currently provide fire protection and emergency medical service. The request will have a minimal impact on fire and emergency medical service.

Transportation:

Any redevelopment of the property is anticipated to have a minimal impact on the existing transportation network.

LAND USE

Comprehensive Plan:

The Ettrick Village Plan suggests the request property is appropriate for public/semi-public use.

Area Development Trends:

Adjacent properties to the north, east and west are zoned Residential (R-7) and are occupied by single and two (2) family residential developments or are vacant. Properties to the south are zoned Neighborhood Business (C-2) and are occupied by public/semi-public uses (Virginia State University Federal Credit Union) and commercial uses. It is anticipated that a mix of public/semi-public uses will continue in this area.

Use Limitations:

As previously noted, the request property is located within the Ettrick Village Plan. The Plan suggests the request property and immediate surrounding areas to the east, west and south are appropriate for public/semi-public uses recognizing the potential for Virginia State University to expand along Boisseau Street. With approval of this request, uses will be limited to Neighborhood Office (O-1) uses, except that a bank and/or savings and loan association with or without a drive-in window (which is a Convenience Business (C-1) use) will also be permitted (Condition 1). The request for the Convenience Business (C-1) uses is included to permit the applicant to utilize an existing structure on the request property for additional office/meeting space and storage for the Virginia State University Federal Credit Union located across Boisseau Street from the request property. With approval of this request, however, the existing structure could be removed, or expanded.

Site Design:

While the request property lies within a Post Development Area, the Ettrick Village Business Core District encompasses properties immediately to the west and directly across Boisseau Street from the request property, including the existing Virginia State University Federal Credit Union. It is logical, therefore, that any redevelopment of the request site should also meet the Ettrick Village Business Core District Standards (Condition 2) in order to continue the village design without interruption along this portion of Boisseau Street.

Within the Ettrick Village Business Core District, the Zoning Ordinance specifically addresses access, landscaping, setbacks, parking, signs, buffers, lighting and screening of outside storage areas. The purpose of the Ettrick Village Business Core District Standards is to promote high quality, well-designed projects within the Village that maintain and reinforce the village's character, identity, and pedestrian scale by continuing and enhancing existing patterns of development. Development of the request property will be subject to these

granted to the side yard setback requirements to accommodate the existing building (Condition 3). The applicant has provided that use of the existing renovated building necessitates the request for these setback exceptions. However, any additions to the existing building or any new structures on the request property must comply with the Ettrick Village Business Core District Standards. (Condition 3)

The applicant's initial plans do not include the provision of off-street parking on the request property. The applicant intends to utilize off-street parking on the Virginia State University Federal Credit Union site located directly across Boisseau Street. The applicant will be required to obtain an off-site parking easement acceptable to the Director of Planning. In the future, should the applicant decide to locate off-street parking on the request property, the location, number, and design of such parking will be regulated by the Zoning Ordinance.

Architectural Treatment:

As previously stated, the applicant proposes to utilize the existing renovated two (2) family dwelling for additional office and storage space. Based upon current Ordinance standards, within the Ettrick Village Business Core District, any additions to this existing structure or any new development must be compatible with the pedestrian scale and historic village character of Ettrick. Any new or altered buildings should be generally consistent in height, scale, massing and materials with existing structures in the village to insure functional and visual compatibility while not specifically encouraging imitation of past architectural styles.

Buffers and Screening:

As stated above, properties surrounding the request property to the east, west and north are zoned Residential (R-7) and are occupied by single and two (2) family residential uses, or are vacant. Because the request property will be developed in accordance with the Ettrick Village Business Core District Standards (Condition 2), buffers are not required by the Zoning Ordinance as are generally required elsewhere when property zoned commercially is adjacent to properties zoned for residential use. If parking is provided on the request property, a ten (10) foot wide buffer will be required. This buffer, when required, will include an evergreen hedge with a minimum installed height of four (4) feet or a solid fence or wall six (6) feet in height. The Ordinance permits reductions in the buffer width to three (3) feet along side property lines provided the building on the property by its design provides the same screening as a fence.

In addition, the Zoning Ordinance requires that all junction and accessory boxes, ground-level or rooftop mechanical equipment and solid waste storage areas (i.e., dumpsters, garbage cans, trash compactors, etc.) be screened from view of adjacent properties and the public rights of way through site and architectural design, landscaping or other features.

CONCLUSIONS

As conditioned, the proposed rezoning and land use conforms to the Ettrick Village Plan which suggests the request property is appropriate for public/semi-public use. With approval of this request, uses will be limited to Neighborhood Office (O-1) uses, except that a bank and/or savings and loan association with or without a drive-in window (which is a Convenience Business (C-1) use) will also be permitted (Condition 1). These uses are compatible with the Plan's projected expansion of Virginia State University along Boisseau Street.

Although approval of this request would include relief to side yard setback requirements to accommodate the existing building, improved development standards on the property will be realized through this rezoning as conditioned (Condition 2). The village development standards and proposed conditions further ensure quality development and land use compatibility with existing residential uses to the north and east, and anticipated area development.

Given the foregoing, approval of this request is recommended.

CASE HISTORY

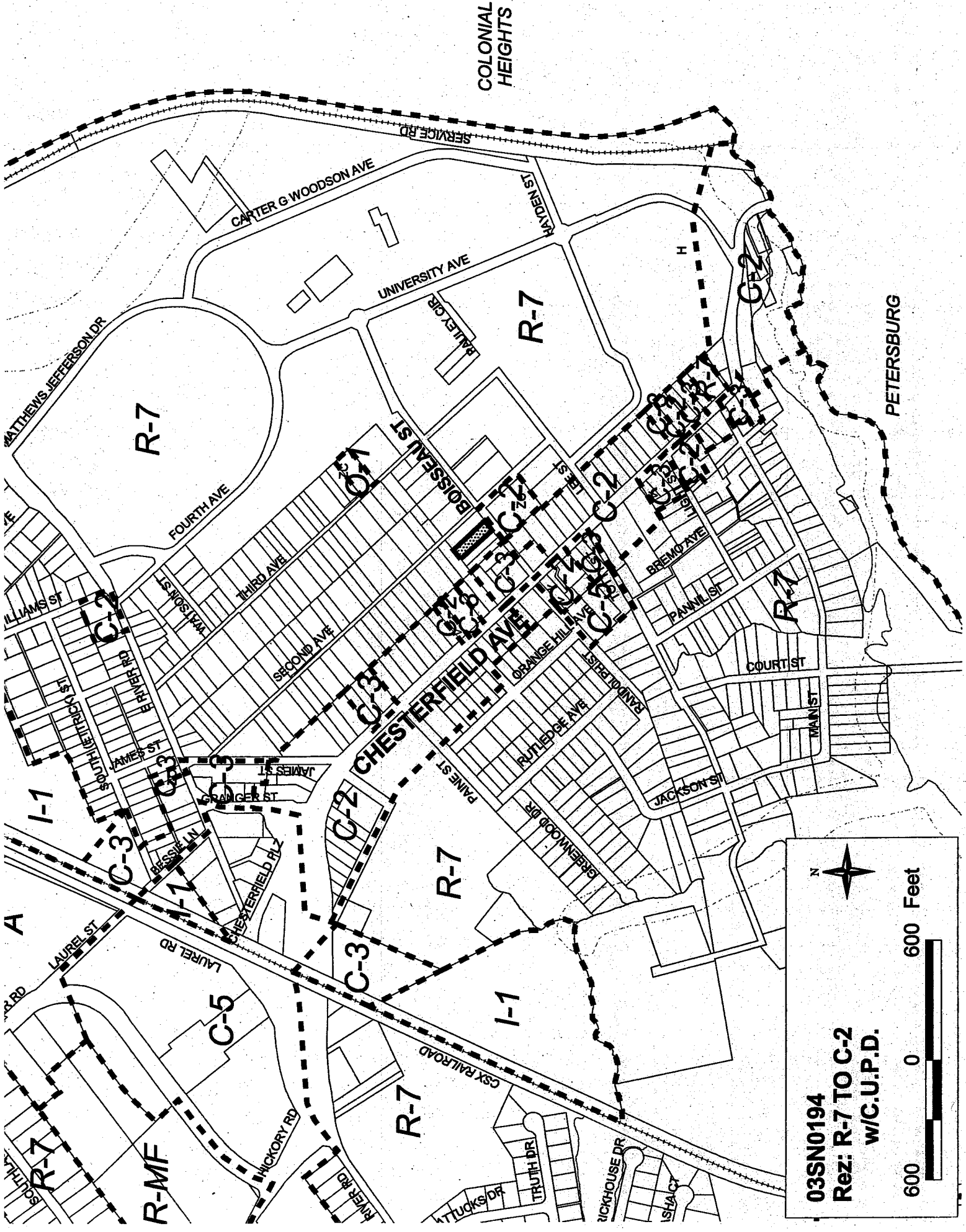
Planning Commission Meeting (2/18/03):

The applicant accepted the recommendation. No one spoke in favor of, or opposition to, the request.

On motion of Mr. Stack, seconded by Mr. Cunningham, the Commission recommended approval of this request subject to the conditions on page 2.

AYES: Unanimous.

The Board of Supervisors, on Wednesday, March 12, 2003, beginning at 7:00 p.m., will take under consideration this request.



03SN0194
Rez: R-7 TO C-2
w/C.U.P.D.

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